

**City Building Committee  
Basic Information Worksheet  
Site Detail**

**Part II – Other City Building Sites / Notes**

Properties owned by City of Portsmouth: approximately 286

Adelphia Building (807 Washington Street; 801 Washington & 639 8<sup>th</sup> Streets)

NOTE: City Building Committee recommended to City Council on August 28, 2006, that this building be rehabilitated for and utilized by the Police Department.

New or Rehab:	Rehab and perhaps new attached
Existing Square Feet:	16,000 (approximate)
Off-Street Parking Spaces:	54 (as planned)
Low \$\$ Est. for Rehab:	\$1,166,746 (\$72.92 per sq. ft.)
High \$\$ Est. for Rehab:	\$90 to \$125 per sq. ft.
Use growth issues:	Department at 2.04 officers per 1000 residents compared to 1.45 state-wide; 41% above avg.
Storage issues:	none

Utilities (history / anticipated \$\$):

Maintenance (current/anticipated): Current – roof MUST be repaired.

Notes: Should 911 Center be consolidated with County 911?

807 Washington Street: Parcel ID #290388000, 212' x 165' improved property, market land value \$111,940, improvement value \$207,970, total value \$319,910.

801 Washington Street (parking): Parcel ID #290377000, 32' 4½" x 56' improved property, market land value \$11,740, improvement value \$1,020, total value \$12,760.

639 Eighth Street (parking): Parcel ID #290387000, 43' x 54', improved property, market land value \$7,420, improvement value \$1,650, total value \$9,070.

Note: "Study of the Former Adelphia Building for The City of Portsmouth, Ohio – Proposed Police Department" by Tanner Stone & Company Architects presented (undated) early 2006.

Property donated to City at a cost (to the City) of approximately \$35,417.26 (\$17,709.76 in back taxes, \$5,707.50 in current taxes and \$12,000 for feasibility study). Total value of properties, as per County Auditor records, is \$341,740.

**AEP Building (605 Washington Street)**

The AEP Building currently houses the Portsmouth Health Department, including Air Pollution Control, Environmental Health-Vital Statistics, HIV Education & Testing Center, Well Child Clinic and Women's Health Clinic as well as the Water Works Office and Sanitation Billing, and Income Tax Department.

Scioto County is amongst the 27 of Ohio's 88 counties to maintain two health departments at considerable expense to local taxpayers. The average number of health departments per person in Ohio is 84,919. The combined Portsmouth/Scioto County health department per person rate is 38,281; or 45% of state average. (See details, attached.) Committee may wish to recommend to City Council that steps be taken to consolidate the county's two health departments, which should result in a savings at both city and county level – and for taxpayers. Of considerable note: Scioto County ranks 84<sup>th</sup> of the 88 counties in growth, with a Census Bureau estimated growth since 2000 of -0.6%. This negative growth severely affects the tax base.

The Scioto County Health Department has locations in the Court House (Rooms 210, 211) and at 617 Court Street, Suite A (TB Clinic).

Size of Building:	15,800 square feet
Health Department	10,400
Income Tax	1,200
Water Works	2,000
Common, Shared	2,200

**Charles Street (2010)**

This building is utilized by or for:

- a) Community Development Department (Jennifer Hanlon, Director), which utilizes 800 square feet of space at this site,
- b) Police Department for stolen bicycles, etc.,
- c) Scioto County Emergency Management Agency (Kim Carver, Director),
- d) Service Department (ground crews, storage for tools and equipment, bays for trucks and mowers etc., tipper carts),
- e) Storage (Municipal Court, City Departments etc.),
- f) River Days Festival, Inc. (Timothy B. Angel, President and General Chairman) storage,
- g) Boxing Club (gym).

This site was previously considered for wastewater plant expansion. Is this yet valid? Consider sale?

Primary Site: (Parcel ID #322202000) 8.755 acre improved property, market land value \$52,820, improvement value \$221,000, total value \$273,820.

Secondary Site: (Parcel ID #322190000) 50' x 135' unimproved land, market land value \$5,650.

Secondary Site: (Parcel ID #321185000) 14' x 135' unimproved land, market value \$1,140.

County Justice Center

\$80,000 per year is spent by the City to transport inmates from the County Justice Center to the City courts and back. Consider negotiating with the County to construct new Courts at the County Justice Center.

Marting's Annex (733 Fifth Street)

NOTE: City Building Committee recommended to City Council on August 28, 2006, that this building be sold.

Parcel ID #290686000, 44' 6" x 107' 3" improved property, market land value \$33,540, improvement value \$138,940, total value \$172,480.

## Grant and Settlement Agreement Calendar

City of Portsmouth / Richard D. Marting Foundation, Inc.

- 2002 – May 29 The Marting Brothers Company and Richard D. Marting Foundation sign Real Estate Purchase Agreement with City of Portsmouth, Ohio
- 2002 – June 4 Check written to Lawyers Title Agency of Portsmouth for \$1,984,882.54 in payment for Marting Building
- 2004 – June 28 Ordinance #33 suspends work on new City Building
- 2005 – May 24 Grant and Settlement Agreement signed
- 2005 – Sept. 26 Ordinance #69 repeals Ordinance #33
- 2006 – May 2 Ordinance #69 overturned by voters
- 2006 – July 24 First, organizational, meeting of City Building Committee
- 2006 – July 31 Second meeting of City Building Committee canceled
- 2006 – August 1 Kevin Johnson met with County Auditor David Green
- 2006 – August 2 Kevin Johnson met with City Auditor Trent Williams
- 2006 – August 14 Second meeting of City Building Committee
- 2006 – August 16 Kevin Johnson met with County Commission Chairman Tom Reiser
- 2006 – August 23 Police Chief Charles Horner with Captain David Thoroughman conducted tour of Adelpia Building for Committee: attending were committee members Kevin Johnson, Mike Mearan, Terry Ockerman and Jim Robinson. Also attending were Jeff Barron and Lindsay Niegelberg from the *Portsmouth Daily Times*.
- 2006 – August 28 Third meeting of City Building Committee
- 2008 – May 24 deadline, per Section 18(d) of Agreement, for Marting Foundation assets to be utilized by City

Note: database maintained by committee member Kevin W. Johnson